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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

733,700 / 733,700

USE VALUE:

733,700 / 733,700

ASSESSED:

733,700 / 733,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MEAD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEDARD CHARLES	
Owner 2: CSANK CSILLA	
Owner 3:	

Street 1: 19 MEAD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: MURPHY JAMES M -	
Owner 2: MURPHY CATHERINE G -	
Street 1: 19 MEAD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6020		Sq. Ft.	Site		0	70.	1.00	5									420,418						420,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6020.000	313,300		420,400	733,700	
Total Card	0.138	313,300		420,400	733,700	Entered Lot Size
Total Parcel	0.138	313,300		420,400	733,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	399.62	/Parcel: 399.62	Land Unit Type:

Total Card / Total Parcel

733,700 / 733,700

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1	2	Rating: Good														
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:			%	OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: CREAM				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDO INFORMATION													
Year Blt: 1957	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G15	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:				No Unit	RMS	BRS	FL		
Prim Int Wal: 1 - Drywall				Functional:	%			Interior:				1	7	3	M		
Sec Int Wall:	%			Economic:	%			Additions:									
Partition: T - Typical				Special:	%			Kitchen:									
Prim Floors: 3 - Hardwood				Override:	%			Baths:									
Sec Floors:	%			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				COMPARABLE SALES				Heating:									
Bsmnt Gar: 1				Basic \$ / SQ: 110.00				General:									
Electric: 3 - Typical				Size Adj.: 1.31287873													
Insulation: 2 - Typical				Const Adj.: 0.99989998													
Int vs Ext: S				Adj \$ / SQ: 144.402													
Heat Fuel: 2 - Gas				Other Features: 100395													
Heat Type: 3 - Forced H/W				Grade Factor: 1.00													
# Heat Sys: 1				NBHD Inf: 1.00000000													
% Heated: 100	% AC: 100			NBHD Mod:													
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00													
% Com Wal	% Sprinkled			Adj Total: 384831													
				Depreciation: 71579													
				Deprecated Total: 313252													
MOBILE HOME				Make:				Serial #:				Year:	PARCEL ID: 089.0-0006-0005.A				
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:									Total:			